



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

OCTOBER 21, 2015

Work Session Began: 6:30 p.m.

Meeting Began: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Present

Alvin I. Fisher, Jr., Chairman

Richard C. Antelli

Daniel P. Barletta, DDS

Devan Helfer

William E. Selke

Michael H. Sofia

Christopher A. Schiano, Esq., Deputy Town Attorney

John Gauthier, P.E., Associate Engineer

Scott R. Copey, Planner

Michelle M. Betters, Planning Board Secretary

Absent

Christine R. Burke

Additions, Deletions and Continuances to the Agenda

Announcements

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PUBLIC HEARINGS

Old Business

None

New Business

None

SITE PLANS

Old Business

1. Applicant: Crescent Beach Restaurant and Hotel, LLC
 Location: 1372, 1384 & 1390 Edgemere Drive
 Request: Site plan approval for the following changes to the site of an existing restaurant: addition of concrete patio on the north and east sides; revised parking lot layout; removal of an accessory structure (one-car garage); and related utilities, grading, and landscaping, on approximately 2.6 acres

 Zoning District: BR (Restricted Business)
 Mon. Co. Tax No.: 035.09-1-21, 035.09-1-22, 035.09-1-23

Motion by Mr. Barletta, seconded by Mr. Antelli, to continue the application to the November 18, 2015, meeting, as requested by the applicant.

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Absent	Helfer	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

**MOTION CARRIED
APPLICATION CONTINUED
TO NOVEMBER 18, 2015, MEETING**

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New Business

1. Applicant: Simonetti Properties & Management, LLC
 Location: 2047 & 2081 West Ridge Road
 Mon. Co. Tax No.: 074.19-5-5.1, 074.19-5-2.111
 Request: Site plan approval for a proposed commercial building (one story; 5,600± square feet) in an existing business center, with related parking, utilities, grading, and landscaping, on approximately 3.3 acres
 Zoning District: BR & BP-2 (Restricted Business & Professional office)

The following is a synopsis of the discussion pertaining to the above-referenced request:

Dave Simonetti, Owner, Simonetti Properties & Management, LLC, presented the application:

Mr. Simonetti: Our plan represents the conclusion of the project, which was started about eight years ago; we have built a medical building and a Tim Horton's. Originally, we showed a bank about three years ago, but now have found a good use for this site. It will be an urgent care facility; there is no drive-through or any issues with the building. There is enough parking for the site, and we received variances last night from the Board of Zoning Appeals. The infrastructure for this property already is there, and we are ready to finalize and finish what we have started. The architectural elevation shows the building with a limestone look, with brick to match the existing medical building. It will be a steel structure building, with the brick on three sides. There is a panel on top made of white metal with perforations in it and will be up-lit, similar to what LA Fitness has done.

Mr. Fisher: Can you describe what the other sides will look like?

Mr. Simonetti: It will be brick on all three sides that matches the building next door on this site.

Mr. Copey: As Mr. Simonetti mentioned, this is the last piece to this project. A lot of the heavy lifting regarding drainage, access, and utilities already has been dealt with. He did receive variances for the proximity of the parking to West Ridge Road. The project was reviewed by the Monroe County Department of Planning and Development and the Monroe County Development Review Committee; they did not have any major comments. If work were done in the West Ridge Road right-of-way, he would need a permit from the New York State Department of Transportation. The Building Department asked about a dumpster enclosure. The most recent plans show the new one being consistent with the other enclosures on the site—masonry with solid gates. They also noted a demolition permit would be needed for the small building on site.

Mr. Gauthier: Our letter from October 5, 2015 was responded to. In general, the applicant's engineer was responsive and indicated that they would take care of the requested changes. No further concerns if all the representations made here can be verified.

Mr. Barletta: The landscaping is shown only around the building. The landscaping near the road should be shown.

Mr. Simonetti: There are four small trees there; I can show those on the plan.

Mr. Barletta: With regard to the walkway, can we extend it to Tim Horton's?

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Mr. Simonetti: We did not want people walking on the main road. If the folks from the existing building wanted coffee, they would drive or walk there. Could it be done? Yes, but will it provide something they don't already have to get coffee? I don't know, but maybe it would encourage them to walk across the road.

Mr. Barletta: Right now, it's not very safe. If there was a crosswalk there, they would use that.

Mr. Fisher: I think that people will go to Tim Horton's; we want to provide a safe path for that.

Mr. Simonetti: We can stripe it.

Mr. Barletta: We try to encourage pedestrian-friendly pathways.

Mr. Selke: The building looks as if it's just cinder blocks. You said that you have designed yours differently?

Mr. Simonetti: The design is the same. We have added some brick to match the existing building.

Mr. Selke: Where is the main entrance to the new building? Do you feel that you should have more handicapped parking spaces? What is the reason for the ramp in the rear of the building? Where are deliveries taken? Will there be safe lighting?

Mr. Simonetti: By code, we need one handicapped parking space; we have three. We have access on both sides of the building, with a ramp on one side. We don't expect large trucks; there are vans or cars for deliveries. It's very well lighted. The poles will match what already is there.

Mr. Selke: Will you restripe the parking lot?

Mr. Simonetti: We are going to top the entire pavement of the facility; it will be restriped.

Mr. Selke: Have you thought about "Stop" signs? People come from the mall and are traveling pretty fast. Right now, at one of the outlets you have a drop off, and you have to exit it slow.

Mr. Fisher: There are lines shown on the elevations. What are those?

Mr. Simonetti: That is detailing with the brick to give it some depth and character. There is detailing on the large building; it is the same thing.

Mr. Fisher: What is the 10 feet x 10 feet piece of asphalt in the rear of the parking lot?

Mr. Simonetti: That is for the Town inspectors or engineers.

Mr. Selke: Where are the air conditioning units located?

Mr. Simonetti: If it is on the roof, it will be hidden by the parapet wall, which is about three feet high; we are not sure yet which unit we will use.

Mr. Copey: You will not see the unit from the road.

Mr. Selke: Where will the employees park?

Mr. Simonetti: We always encourage parking farthest from the building.

Mr. Selke made the following motion, seconded by Mr. Antelli:

WHEREAS Simonetti Properties & Management, LLC (the "Applicant") has submitted a proposal (the "Proposal") to the Town of Greece (the "Town") Planning Board (the

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"Planning Board") for approval of a site plan, as more fully described in the minutes of this public meeting, relative to property generally located at 2047 & 2081 West Ridge Road (the "Premises"); and

WHEREAS, the Planning Board makes the following findings:

1. Upon review of the Proposal, the Planning Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes an Unlisted action under SEQRA.
2. The Planning Board has considered the Proposal at a public meeting (the "Meeting") in the Greece Town Hall, One Vince Tofany Boulevard, at which time all parties in interest and citizens were afforded an opportunity to be heard.
3. Documentary, testimonial, and other evidence were presented at the Meeting relative to the Proposal for the Planning Board's consideration.
4. The Planning Board has carefully considered environmental information that was prepared by the Applicant's representatives or the Town's staff, which included but was not limited to: descriptions; maps; drawings; analyses; reports; reviews; aerial photographs; and Part 1 of an Environmental Assessment Form (the "EAF") (collectively, the "Environmental Analysis").
5. The Planning Board also has included in the Environmental Analysis and has carefully considered additional information and various oral or written comments that may have resulted from meetings with or written correspondence from the Applicant's representatives.
6. The Planning Board also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have resulted from telephone conversations or meetings with or written correspondence from various involved and interested agencies, including but not limited to the Monroe County Department of Planning and Development and the Town's own staff.
7. The Planning Board also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have resulted from telephone conversations or meetings with or written correspondence from owners of nearby properties or other interested parties, and all other relevant comments submitted to the Planning Board as of this date.
8. The Environmental Analysis examined the relevant issues associated with the Proposal.
9. The Planning Board has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
10. The Planning Board has met the procedural and substantive requirements of SEQRA.
11. The Planning Board has carefully considered each and every criterion for determining the potential significance of the Proposal and the Project upon the environment, as set forth in SEQRA.
12. The Planning Board has carefully considered (that is, has taken the required "hard look" at) the Proposal and the Project and the relevant environmental impacts, facts, and conclusions disclosed in the Environmental Analysis.
13. The Planning Board concurs with the information and conclusions contained in the Environmental Analysis.

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14. The Planning Board has made a reasoned elaboration of the rationale for arriving at its determination of environmental significance and the Planning Board's determination is supported by substantial evidence, as set forth herein.
15. To the maximum extent practicable, potential adverse environmental impacts revealed in the environmental review process will be avoided or minimized by the Applicant's voluntary incorporation of mitigation measures that were identified as practicable.

NOW, THEREFORE, be it

RESOLVED that, pursuant to SEQRA, based on the aforementioned information, documentation, testimony, and findings, and after examining the relevant issues, the Planning Board's own initial concerns, and all relevant issues raised and recommendations offered by involved and interested agencies and the Town's own staff, the Planning Board determines that the Proposal will not have a significant adverse impact on the environment, which constitutes a negative declaration.

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Absent	Helfer	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

MOTION CARRIED

Mr. Selke then made the following motion, seconded by Mr. Antelli, to approve the Proposal, subject to the following conditions:

1. The Applicant shall develop the Premises in conformity with all details of the Proposal as presented in the written descriptions and site development plans, as orally presented to the Planning Board, and as set forth herein. In the event of any conflict among the oral or written descriptions of the proposal, the site development plans of the proposal, or the requirements or restrictions of this resolution, the Applicant agrees that the Planning Board shall determine the resolution of such dispute.
2. Addresses for each building shall be added to the site plan.
3. The landscaping on the Premises shall be maintained by the current owner of the Premises, and by any future owner. The owner of the Premises shall replace any dead plants with the same species or a similar species. The replacement plant shall be no smaller than the previous plant when it originally was installed. A note that indicates these requirements shall be added to the plan.
4. Prior to the issuance of a Final Certificate of Occupancy for the Premises, the Applicant shall provide certification verifying proper installation of landscape areas on the site in accordance with the landscape plan approved by the Planning Board, and in accordance with the Town's Landscape Guidelines for Development. Such certification shall be on the certification form provided in such guidelines and shall be completed by a New York State Licensed Landscape Architect or Certified Nursery Professional. A note that indicates these requirements shall be added to the plan.
5. The proposed dumpster enclosure shall comply with Town of Greece Standards. Details shall be included in the plan.

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6. The exterior appearance (that is, materials, colors, and architectural style) of the proposed building shall be the same on all sides of the proposed building. As offered and agreed by the Applicant, such materials and colors shall be brick (reddish-brown) and stone veneer (in the tan-gray color family), with white trim, as shown on elevations presented to the Planning Board. Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed building, and shall be filed with the site plan.
7. All heating, ventilation, and air conditioning (HVAC) equipment shall be screened from public view. If the HVAC equipment is to be roof-mounted, it shall be screened from public view by the proposed parapet wall. If the HVAC equipment is to be ground-mounted, its location shall be shown on the site plan. Evidence that such HVAC equipment will be screened shall be submitted for review and approval by the Clerk of the Planning Board prior to affixing the Planning Board approval signature to the site plan.
8. Proposed light fixtures shall be consistent with existing fixtures on the site. Details or catalogue cuts of the proposed light fixtures and standards shall be added to the plan.
9. Light spill shall be contained on the Premises. Outdoor light sources shall be aimed or shielded so that they are not visible when viewed from off the Premises, and so that light spill is cast only downward onto the Premises. Exempt from this requirement are low-wattage or low-voltage lights that are located near the principal entrance to a building, and low-wattage or low-voltage lights, not higher than 42 inches above grade, that define a walkway or other access to a building. A note that indicates this requirement shall be added to the plan.
10. Snow storage areas shall be identified on the plan.
11. No building permits shall be issued unless and until a digital copy of the plans has been submitted. All sheets in the drawing set, with all necessary signatures, shall be provided in Tagged Image File (".TIF") format at a minimum resolution of 400 dpi.
12. The locations of all exterior doors shall be shown on the plan. All exterior doors shall be connected by a sidewalk to an acceptable fire safety zone.
13. The locations of the designated fire lanes shall be shown on the site plan.
14. Permanently mounted "No Parking – Fire Lane" signs shall be posted along the fire lanes at intervals of 50 feet or less. A note that indicates this requirement shall be added to the plan.
15. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Engineering staff.
16. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
17. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
18. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
19. As offered and agreed by the Applicant existing plantings along the frontage and around the sign be shown on the plans.
20. As offered and agreed by the Applicant, the Applicant shall provide suitable pedestrian access between the proposed building and the existing Tim Horton's to

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the east on the Premises, including extension of the proposed sidewalk, crosswalk striping, and signage, subject to approval by the Planning Board Clerk.

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Absent	Helfer	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

MOTION CARRIED
APPLICATION APPROVED

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SPECIAL PLANNING TOPICS

Old Business

None

New Business

None

CODE ENFORCEMENT

ADJOURNMENT: 7:38 p.m.

APPROVAL OF PLANNING BOARD MEETING MINUTES

The Planning Board of the Town of Greece, in the County of Monroe and State of New York, rendered the above decisions.

Signed: _____

Alvin I. Fisher, Jr., Chairman

Date: _____